

SERVICE BUSINESS

Urban Development Service (Real Estate)

Outline

Over the course of 135 years in business, the Tokyo Gas Group has acquired large-scale and medium-scale areas of land with high asset value. Making the most of them, the Group operates an office and residential real estate leasing business mainly in city center areas with a basic concept of securing stable revenues and improving asset value. It will work on joint projects with business partners in an effort to expand the regional development services business.

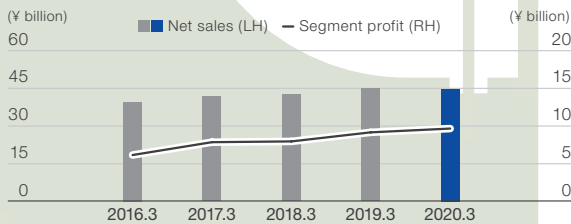
Net Sales

¥44.5 billion
FY2019

Segment profits

¥9.6 billion
FY2019

Net sales and segment profit



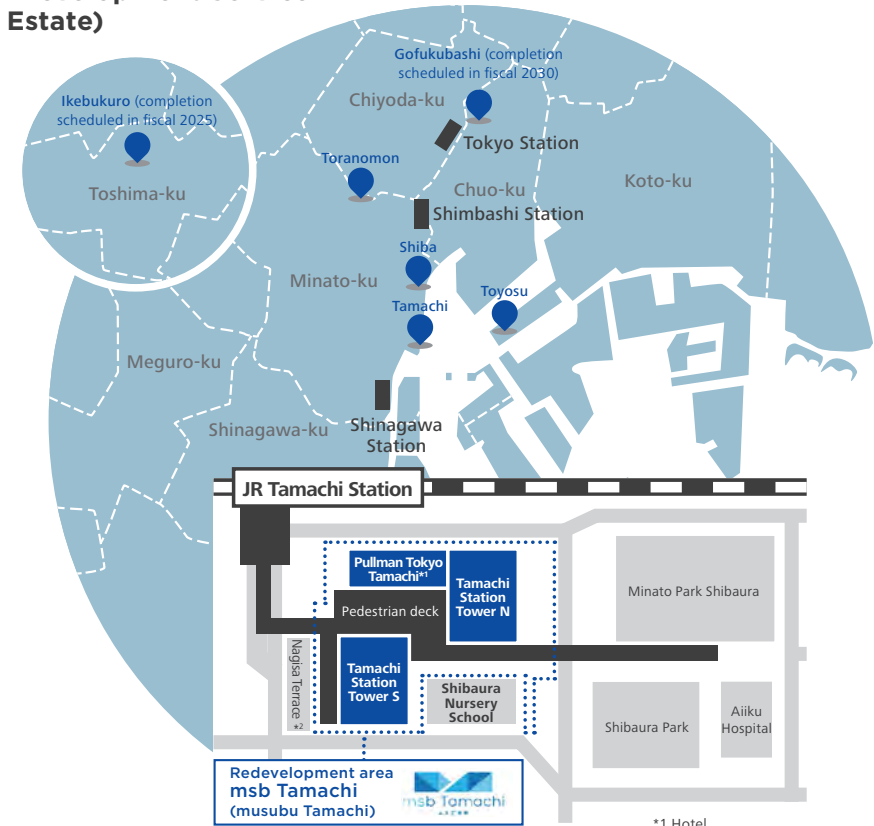
Office leasing business

msb Tamachi (musubu Tamachi)

We engage in the business of leasing high value-added office space, chiefly in city center areas using large properties. At msb Tamachi, we will introduce a smart energy network and enhance its business continuity planning (BCP) functionality to contribute to the creation of an advanced, appealing community. Phase I of development (Tamachi Station Tower S and Pullman Tokyo Tamachi) was completed in May 2018, and Phase II (Tamachi Station Tower N) was completed in fiscal 2020.

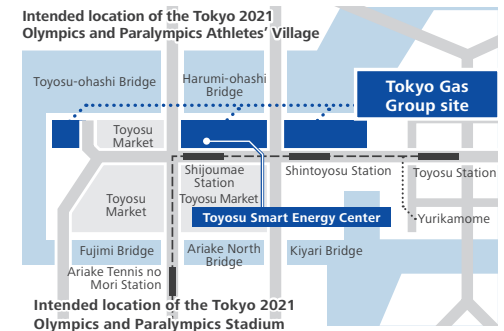
Note: Phase I: Land leasing business, Phase II: Office leasing business (based on Tokyo Gas capital investment)

msb Tamachi (musubu Tamachi)



Toyosu mixed land area property development

The Toyosu area is situated in a prime location, approximately 4km away from Tokyo Station. With significant events such as the opening of the new Toyosu Fish Market in October 2018 and the coming hosting of the Olympic and Paralympic Games in 2021, the area is now attracting even greater attention. The Tokyo Gas Group aims to create a new mixed land area development in Toyosu that will include both residential and commercial properties, in a development area covering approximately 20 ha.



Residential leasing business

We are also engaged in proactive leasing business operations on small to medium-sized properties (as of March 2020, 18 buildings with 640 residential units). In a bid to create good quality assets that are well suited to leasing, we will work on the development of our own land and the acquisition of new properties from the real estate market. In January 2021, construction of a rental housing complex in Itabashi-ku, Tokyo, named Itabashi Rental Housing Complex, is scheduled for completion.

